

MINUTES
BOARD OF APPEALS
VILLAGE OF SEA CLIFF
VILLAGE HALL
300 SEA CLIFF AVENUE
SEA CLIFF, NEW YORK 11579

August 16, 2016

Present: Chair	Noel Griffin		
Members	Ted Kopczynski	and	Andrew Janusas
Alternate Member	Alexander Ivanovic		
Village Attorney	Brian Stolar		

The meeting was called to order at 7:30 pm.

The Chair announced that the application of Andrea Costa Rothstock, as contract vendee, 93 Central Avenue is adjourned to September 20, 2016 at 7:30pm.

The Chair announced that the application of Richard LaSalle, 168 Prospect Avenue is adjourned to September 20, 2016 at 7:30pm.

The Board opened the public hearing on the application of Victor and Joanna Bianchi, 313 Littleworth Lane, Sea Cliff to construct a second story addition, which construction requires a variance of Village Code §138-512 in that the rear yard setback of the second story (and the existing first story) will be 28.58 feet, where a minimum of 30 feet is required. Premises are designated as Section 21, Block 222, Lot 85 on the Nassau County Land and Tax Map. The Board closed the hearing, and reserved decision.

The Board opened the public hearing on the application of Robert and Laura Franco, 55 Highland Avenue, Sea Cliff, New York to construct a generator in a front yard, which requires a variance of Village Code §138-516 in that a generator is not permitted in a front yard. Premises are designated as Section 21, Block 212, Lot 8 on the Nassau County Land and Tax Map. The Board closed the hearing, and reserved decision.

The Board discussed the Bianchi application. After such discussion, on motion made by the Chair, seconded by Mr. Kopczynski, and adopted unanimously, the Board determined that it is the lead agency with respect to environmental review, the action is a Type II matter under SEQRA that requires no further environmental review, and granted the application in accordance with the short form decision annexed hereto.

The Board discussed the Franco application. After such discussion, on motion duly made by Janusas, seconded by the Chair, and adopted unanimously, the Board determined that it is the lead agency with respect to environmental review, the action is a Type II matter under SEQRA that requires no further environmental review, and granted the application in accordance with the short form decision annexed hereto.

The Board discussed the use of flash drives in lieu of paper documents for distribution of application documents to the Board members. The Board members expressed that they are amenable to trying the use of flash drives.

There being no further business, the meeting was adjourned at 7:55pm.

NOEL GRIFFIN, CHAIR

BIANCHI SHORT FORM DECISION

At a meeting of the Board of Appeals of the Village of Sea Cliff, New York, on August 16, 2016, on motion duly made by the Chair, seconded by Mr. Kopczynski, and adopted unanimously, the Board, having duly considered the matters brought forth at the public hearing and other matters properly within the consideration of this Board and discussed the subject application, rendered the following findings and determination:

1. Victor and Joanna Bianchi, 313 Littleworth Lane, Sea Cliff applied to construct a second story addition, which construction requires a variance of Village Code §138-512 in that the rear yard setback of the second story (and the existing first story) will be 28.58 feet, where a minimum of 30 feet is required. Premises are designated as Section 21, Block 222, Lot 85 on the Nassau County Land and Tax Map.
2. The applicants are the record owners of the subject premises.
3. The requested relief is classified as a Type II action under SEQRA, which requires no environmental review.
4. The Board provided notice of the application to the Nassau County Planning Commission in accordance with the requirements of the agreement between the Village and the Planning Commission, and no response was submitted by the Planning Commission.
5. The relief requested in the application is granted provided that (a) the construction shall conform substantially with the plans submitted with the application, (b) applicants shall comply with all requirements of the Village Code and the Building Department, and (c) all work is performed, and all approvals obtained, within the timeframe provided in Village Code §138-1304.

FRANCO SHORT FORM DECISION

At a meeting of the Board of Appeals of the Village of Sea Cliff, New York, on August 16, 2016, on motion duly made by Mr. Janusas, seconded by the Chair, and adopted unanimously, the Board, having duly considered the matters brought forth at the public hearing and other matters properly within the consideration of this Board and discussed the subject application, rendered the following findings and determination:

1. Robert and Laura Franco, 55 Highland Avenue, Sea Cliff, New York applied to install a generator in a front yard, which requires a variance of Village Code §138-516 in that a generator is not permitted in a front yard. Premises are designated as Section 21, Block 212, Lot 8 on the Nassau County Land and Tax Map.
2. The applicants are the record owner of the subject premises.
3. The requested relief is classified as a Type II action under SEQRA, which requires no environmental review.
4. The Board provided notice of the application to the Nassau County Planning Commission in accordance with the requirements of the agreement between the Village and the Planning Commission, and no response was submitted by the Planning Commission.
5. The relief requested in the application is granted provided that (a) the construction shall conform substantially with the plans submitted with the application, (b) applicants shall comply with all requirements of the Village Code and the Building Department, (c) at all times, applicants shall maintain screening along Littleworth Lane or at a point closer to the generator in such a manner as to restrict visibility of the generator from the public right-of-way; and (d) all work is performed, and all approvals obtained, within the timeframe provided in Village Code §138-1304.